

Denton County
Juli Luke
County Clerk

Instrument Number: 9529

ERecordings-RP

MISCELLANEOUS

Recorded On: January 30, 2024 03:07 PM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$69.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 9529
Receipt Number: 20240130000516
Recorded Date/Time: January 30, 2024 03:07 PM
User: Nolan A
Station: Station 2

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**ELEVENTH SUPPLEMENTAL CERTIFICATE AND
MEMORANDUM OF RECORDING OF DEDICATORY
INSTRUMENTS
FOR
CASTLEWOOD HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for Castlewood Homeowners' Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Parking Rules and Towing Policy - Castlewood Homeowners' Association, Inc.*** (Exhibit A).

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument. The attached dedicatory instrument shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Castlewood Homeowners' Association, Inc. has caused this Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be filed with the office of the Denton County Clerk, and serves to supplement (i) that certain Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on September 29, 2004, and recorded as Instrument No. 2004-127719 in the Official Public Records of Denton County, Texas, (ii) that certain First Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 8, 2005, and recorded as Instrument No. 2005-26794 in the Official Public Records of Denton County, Texas, (iii) that certain Second Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on June 15, 2005, and recorded as Instrument No. 2005-71599 in the Official Public Records of Denton County, Texas; (iv) that certain Third Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 31, 2008, and recorded as Instrument No. 2008-32973 in the Official Public Records of Denton County, Texas; (v) that certain Fourth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on December 13, 2011, and recorded as Instrument No. 2011-118417 in the Official Public Records of Denton County, Texas; (vi) that certain Fifth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on December 19, 2011, and recorded as Instrument No. 2011-120736 in the Official Public Records of Denton County, Texas; (vii) that certain Sixth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 25, 2013, and recorded as

Instrument No. 2013-34509 in the Official Public Records of Denton County, Texas; (viii) that certain Seventh Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on March 25, 2013, and recorded as Instrument No. 2021-165080 in the Official Public Records of Denton County, Texas; (ix) that certain Affidavit of Filing of Dedicatory Instruments filed on August 3, 2021, and recorded as Instrument No. 2021-0140384; (x) that certain Eighth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on October 22, 2021, and recorded as Instrument No. 2021-195185 in the Official Public Records of Denton County, Texas; (xi) that certain Ninth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on November 1, 2021, and recorded as Instrument No. 2021-200057 in the Official Public Records of Denton County, Texas; and that certain Tenth Supplemental Certificate and Memorandum of Recording of Association Documents for Castlewood Homeowners' Association, Inc., filed on January 19, 2023, and recorded as Instrument No. 2923-5621 in the Official Public Records of Denton County, Texas.

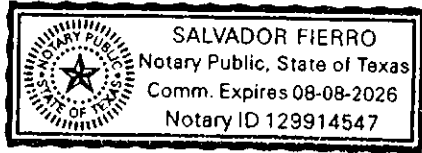
**CASTLEWOOD HOMEOWNERS'
ASSOCIATION, INC.,
A Texas Non-Profit Corporation**

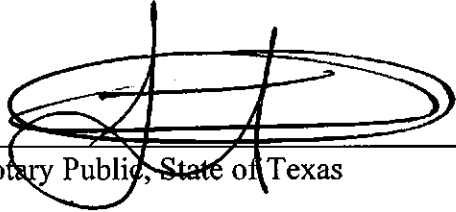
By:  _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for Castlewood Homeowners' Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 30th day of January, 2024.





Notary Public, State of Texas

Exhibit A

PARKING RULES AND TOWING POLICY

CASTLEWOOD HOMEOWNERS' ASSOCIATION, INC.

WHEREAS, the Board of Directors of Castlewood Homeowners' Association, Inc. ("*Board*") is the entity responsible for the operation of Castlewood Homeowners' Association, Inc. ("*Association*"), pursuant to and in accordance with that certain Declaration of Covenants, Conditions, and Restrictions for Castlewood, filed on July 2, 1997, as Instrument No. 1997-44273 in the Official Public Records of Denton County, Texas, and any other amendments and supplements thereto ("*Declaration*") and the Bylaws of Castlewood Homeowners' Association, Inc., including amendments thereof or supplements thereto ("*Bylaws*"); and

WHEREAS, pursuant to express authority set forth in Article II of the Declaration and Article V of the Bylaws, the Association, acting by and through the Board, has the authority to promulgate reasonable rules and regulations governing the use of the Common Areas; and

WHEREAS, the Board has authority pursuant to the Declaration and the Bylaws to determine, in its reasonable discretion, the manner in which violations of the Association's dedicatory instruments are to be remedied; and

WHEREAS, the Association's amenity center, clubhouse, and soccer fields, including all parking lot areas, are "Common Areas" of the Association as defined in the Declaration (collectively, the "*Amenity Center and Parking Facilities*"); and

WHEREAS, the Board has and does hereby find the need to establish rules, regulations, and procedures for the parking of vehicles within the Amenity Centers and Parking Facilities, the enforcement of such rules, and the elimination of such violations found to exist within the Amenity Center and Parking Facilities; and

NOW THEREFORE, IT IS RESOLVED that the following Parking Rules and Towing Policy are hereby established for the parking of vehicles and for the elimination of such violations found to exist in, on or about the Amenity Center and Parking Facilities (hereinafter referred to as the "*Policy*").

Parking Rules and Towing Policy

No Owner, occupant, or visitor owned vehicle may be parked at the Amenity Center and Parking Facilities unless the Owner, occupant, or visitor is contemporaneously using and enjoying the Amenity Center and Parking Facilities. NO OVERNIGHT PARKING AT THE AMENITY CENTER AND PARKING FACILITIES IS PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ASSOCIATION.

No commercial vehicles, PODs, trailers, boats, RVs, or other recreational vehicles (collectively, "Prohibited Vehicles") are permitted to park at the Amenity Center and Parking Facilities at any time.

If a vehicle not previously approved by the Association is found to be parked at the Amenity Center and Parking Facilities while the operator is engaged in the contemporaneous use and enjoyment of the Amenity Center and Parking Facilities, or if a Prohibited Vehicle is found to be parked at the Amenity Center and Parking Facilities, the Association shall have the option to employ self-help remedies, *i.e.*, the towing of vehicles, to resolve the violation. In addressing parking violations, the Association will observe the following:

1. Any vehicle towed pursuant to this Policy must be towed under applicable Texas law.
2. The Association will not directly or indirectly accept anything of value from a Towing Company¹ in connection with the removal of a vehicle or have any monetary interest in a Towing Company that removes vehicles from the Amenity Center and Parking Facilities pursuant to these Rules. This includes, but is not limited to, not allowing a Towing Company used by the Association to enforce these Rules to lend the Association signs required by these Rules or allowing that Towing Company to install these signs at the Towing Company's expense.
3. Only Towing Companies that are insured against liability for property damage incurred in towing a vehicle may remove a vehicle pursuant to these Rules.
4. Signs shall be installed and maintained that alert Owners, occupants, and visitors of the Association's authority to tow vehicles. The Board shall cause to be installed, on Common Areas, signs that comply with applicable law (Subchapter G of Chapter 2308 of the Texas Occupations Code) prior to the towing of any vehicle. These signs must be in place for twenty-four (24) hours before any removal of a vehicle pursuant to these Rules may take place.

¹ A Towing Company is defined as an individual, association, corporation, or other legal entity that controls, operates, or directs the operation of one or more tow trucks over a public roadway in this state but does not include a political subdivision of the state. *See*, Texas Occupations Code, Section 2308.002(12).

5. The Board, in its sole and absolute discretion, may grant temporary written variances from the terms of these Rules, as it deems appropriate and necessary. The Board may require vehicles for which a temporary variance is granted to prominently display an Association-issued card or document in or on the vehicle to confirm the issuance of the temporary variance. All variances contemplated by this provision must be in writing. An oral variance is not effective under any circumstance.

IT IS RESOLVED that the foregoing Parking Rules and Towing Policy, as evidenced by the records and minutes of the Board, was approved at a duly convened meeting of the Board held on the 24th day of January, 2024, and that the same does now constitute official Rules of the Association Governing the Use of Common Areas.

Date: 1-24-24

**CASTLEWOOD HOMEOWNERS'
ASSOCIATION, INC.,
a Texas nonprofit corporation**

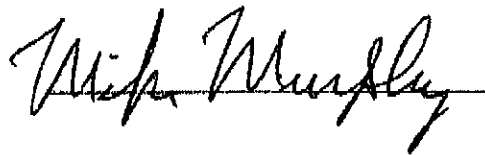
 _____, President

Exhibit B

EXHIBIT B

Those lots, blocks, tracts and parcels of real property located in the City of Highland Village, Denton County, Texas more particularly described as follows:

- (i) All property subject to the Declaration of Covenants, Conditions and Restrictions for Castlewood, recorded on July 2, 1997 as Instrument No. 97-R0044273 in the Real Property Records of Denton County, Texas, including that property annexed by supplemental declarations filed as: (i) Instrument No. 97-R0044274; (ii) Instrument No. 97-R0066634; (iii) Instrument No. 98-R0118851; (iv) Instrument No. 99-R0033177; (v) Instrument No. 99-R0124933; (vi) Instrument No. 99-R0124935; (vii) Instrument No. 00-R0097901; (viii) Instrument No. 2001-R0000459; (ix) Instrument No. 2001-R0022599; and (x) Instrument No. 2001-R0022600;
- (ii) **Castlewood Section One**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 97-R0018751 in Cabinet N, Page 113 of the Map Records of Denton County, Texas;
- (iii) **Castlewood Section Two - I**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 98-R0018832 in Cabinet O, Page 247 of the Map Records of Denton County, Texas;
- (iv) **Castlewood Section Three - I - A**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 99-R0021471 in Cabinet Q, Page 42 of the Map Records of Denton County, Texas;
- (v) **Castlewood Section Three - II - A**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 99-R0050420 in Cabinet Q, Page 144 of the Map Records of Denton County, Texas;
- (vi) **Castlewood Section Three - I - B**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 99-R0050421 in Cabinet Q, Page 146 of the Map Records of Denton County, Texas;
- (vii) **Castlewood Section Three - II - B**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2000-R0121466 in Cabinet S, Page 396 of the Map Records of Denton County, Texas;

- (viii) **Castlewood Section Three - I - C**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2000-R0121465 in Cabinet S, Page 394 of the Map Records of Denton County, Texas;
- (ix) **Castlewood Section Three - I - D**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2000-R0121450 in Cabinet S, Page 392 of the Map Records of Denton County, Texas;
- (x) **Castlewood Section IV (I)**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 00-R0069964 in Cabinet S, Page 116 of the Map Records of Denton County, Texas; and
- (xi) **Castlewood Section IV (II)**, an Addition to the City of Highland Village, Texas, according to the Plat thereof recorded as Document No. 2003-R0069964 in Cabinet V, Page 18 of the Map Records of Denton County, Texas.